

12/10/10 2:43:30
DK W BK 648 PG 317
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This instrument prepared by and return to:
Gary P. Snyder, Esq. (MSB# 7682)
Watkins Ludlam Winter & Stennis, P.A.
Post Office Box 1456
Olive Branch, MS 38654
662-895-2996

GRANTOR'S ADDRESS

9533 Stuart Street
Olive Branch, MS 38654
Tel. 662-895-5771

GRANTEE'S ADDRESS

9533 Stuart Street
Olive Branch, MS 38654
Tel. 662-895-5771

Indexing Instructions: Northeast Quarter of Section 34 and Southwest Quarter of Section 34, T-1-S, R-6-W, DeSoto County, Mississippi. Lot 4, Holiday Hills Subdivision, Section B, situated in Section 34, T-1-S, R-6-W, DeSoto County, Mississippi as appears of record in Plat Book 11, Page 11 in the office of the Chancery Clerk of DeSoto County, Mississippi.

File # 16971.32964

JOYCE PHILLIPS, Same Person As
JOYCE D. PHILLIPS, Individually and as Sole Beneficiary and Devisee
under the Last Will and Testament of H. Gene Phillips, Deceased,
Probated in Cause No. 07-08-1663 in the Chancery Court of
DeSoto County, Mississippi,
GRANTOR

TO

WARRANTY DEED

JOYCE D. PHILLIPS and PETER R. DEHAAS,
CO-TRUSTEES OF THE JOYCE D. PHILLIPS
REVOCABLE TRUST dated November 1, 2010,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash
in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, I, JOYCE PHILLIPS, same person as JOYCE D. PHILLIPS, Individually
and as Sole Beneficiary and Devisee under the Last Will and Testament of H. Gene Phillips,
Deceased, probated in Cause No. 07-08-1663 in the Chancery Court of DeSoto County,
Mississippi, do hereby sell, convey and warrant unto JOYCE D. PHILLIPS and PETER R.
DEHAAS, CO-TRUSTEES OF THE JOYCE D. PHILLIPS REVOCABLE TRUST dated
November 1, 2010, the following described property situated in DeSoto County, Mississippi, to
wit:

TRACT #1

Lot 16 in the unrecorded re-subdivision of Lot 3 in Blk 12 of the
recorded Plat of the Town of Olive Branch on file in the office of
the Chancery Clerk of said County, more particularly described as

beginning at an old iron pin in the south line of Stuart Street 640 feet east of the east line of Blocker Street as measured along the south line of Stuart Street (which point is the northeast corner of the lot conveyed to W. L. Ragsdale by deed in Book 54, page 417) thence continuing with the south line of Stuart Street eastwardly 100 feet to an old iron pin; thence with an interior angle of $102^{\circ} 14'$ southwardly 127 feet to an old iron pin; thence with an interior angle of $91^{\circ} 04'$ westwardly 97.9 feet to an old iron pin, the south corner of Lots 14 and 16 (Lot 14 being the Ragsdale lot); thence with an interior angle of $88^{\circ} 52'$ northwardly 150 feet to the point of beginning on Section 34, Township 1, Range 6.

TRACT #2

Part of Lot 3, Block 12 in the Town of Olive Branch in Section Thirty Four (34), Township One (1), Range Six (6) West, in DeSoto County, Mississippi, more particularly described as follows: Beginning at an iron pin in the Southeast corner of the lot conveyed to H. Gene Phillips, et ux, by deed of record in Book 58, Page 71, thence southwardly 102 degrees 14 minutes 23 feet to a point, said point being the Southwest corner of the lot conveyed to A. M. Bowlan, et ux, by deed of record in Book 56, Page 636; thence westwardly 100 feet to an iron pin, said pin being the Southwest corner of the said Phillips lot; thence 91 degrees 04 minutes eastwardly 97.9 feet to the point of beginning.


TRACT #3

Lot 4 in holiday Hills Subdivision, Section B, situated in Section 34, Township 1, Range 6 West, DeSoto County, Mississippi as appears of record in Plat Book 11, page 11 in the office of the Chancery Clerk of DeSoto County, Mississippi.

It is agreed and understood that taxes for the year 2010 shall be paid by the Grantee.

Possession shall be given upon delivery of this Deed.

WITNESS MY SIGNATURE, this the 16th day of November, 2010.


 JOYCE PHILLIPS, Same Person As
 JOYCE D. PHILLIPS, Individually and as
 Sole Beneficiary and Devisee under the Last
 Will and Testament of H. Gene Phillips,
 Deceased, Probated in Cause No. 07-08-
 1663 in the Chancery Court of DeSoto
 County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of November, 2010, within my jurisdiction, the within named JOYCE PHILLIPS, same person as JOYCE D. PHILLIPS, Individually and as Sole Beneficiary and Devisee under the Last Will and Testament of H. Gene Phillips, Deceased, Probated in Cause No. 07-08-1663 in the Chancery Court of DeSoto County, Mississippi, who acknowledged that she executed the above and foregoing instrument.

Barbara Ann Nelson
NOTARY PUBLIC

My commission expires:

May 21, 2014

